

**General Plan 2020
Interest Group Committee Meeting Minutes
January 8, 2002**

Interest Group Committee:

Al Stehly	Farm Bureau
Bonnie Gendron	Back Country Coalition
Bruce Tabb	Environmental Development
Carolyn Chase	Coalition for Transportation Choices
Dan Silver	Endangered Habitats League
Diane Coombs	Citizen Coordinate for Century 3
Eric Bowlby	Sierra Club
Gary Piro	Save Our Land Values
Jim Whalen	Alliance for Habitat Conservation
Karen Messer	Buena Vista Audubon Society
Kevin Doyle	National Wildlife Federation
Liz Higgins	San Diego Association of Realtors
Matt Adams	Building Industry Association
Michael C. Johnson	American Institute of Architects
Phil Pryde	San Diego Audubon
Terry Barker	American Society of Landscape Architects

Public at Large:

Ali Shahmiri	Caltrans
Allison Rolfe	SD Audubon
Bill Pankey	
Constance Clover	McMillin Company
Dave Shibley	
Devore Smith	Sierra Club
Dutch Van Dierendonck	Ramona CPG
Jan Van Dierendonck	Ramona
Janet Anderson	Sierra Club
Joan Kearney	Ramona
Kris Preston	
Lael Montgomery	Valley Center
Lynne Baker	EHL
Mary Allison	USDRIC
Michael Thometz	MERIT
Parke Troutman	UCSD
Pat Flanagan	SDNHM
Rich Cantillon	
Ron Pennock	ECCC
Stan Dotts	Alpine
Thomas Cerruti	Pauma Valley

County Staff:

Karen Scarborough (DPLU, group facilitator)	Michelle Yip (DPLU)
Gary Pryor (DPLU)	Aaron Barling (DPLU)
Ivan Holler (DPLU)	Dahvia Locke-Rubinstein (DPLU)
LeAnn Carmichael (DPLU)	Tom Harron (County Counsel)
Timothy Popejoy (DPLU)	Jonathan Smulian (WRT)

Agenda Item I: Logistics –

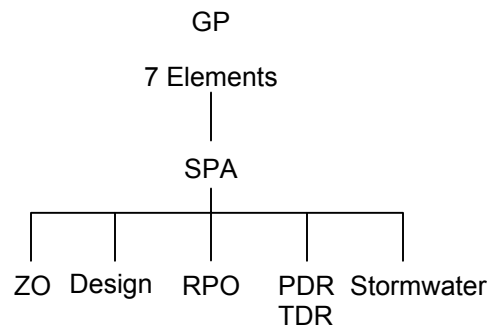
a) Minutes for December 17, 2001

- Bowlby made a correction to his statement (pp. 2, 4th bullet). Bowlby stated that the “opportunities for denser areas” were areas within Country Town boundaries. He also “hopes that we look for those patterns of 20 and 40 acre parcels”, which not only provide wildlife corridors, but also other open space uses.
- Stehly moved to pass the minutes. Messer seconded the motion. Motion passed.

Agenda Item II: Planning Overview –

Presentation by Gary Pryor

- The County’s General Plan consists of seven mandatory elements (which are prioritized by state law), County “homegrown” elements (special/optional elements are allowed), Zoning Ordinance, Design Guidelines, 26 Community Plans, and Specific Plan Areas (SPAs). However, this is not what a General Plan is.
- A General Plan is basically the seven elements which consist of land use, transportation, open space, energy, conservation, etc. Underneath that are SPAs, which were not attached to densities or real use, so it was a kind of “holding pattern”, a technique used to gain control of an area. SPAs have one function – to do a specific plan amendment. It does not change the General Plan and only supercedes the Zoning Ordinance, may modify some Design Guidelines, RPO, things in the future like TDRs/PDRs. None of these are in the General Plan, they are ordinance, regulation or implementing strategies.
- Those at the top, basically those seven elements, are contingent upon *population density* and *building intensity*. In the General Plan, state statute is very specific in that the seven mandatory elements must be internally consistent. All that is underneath then must also be consistent with that General Plan. These are not really and should not be part of the General Plan. One of the new ordinances and regulations is Stormwater. It is not part of the General Plan because it is more of a technical matter to implement projects and it may have to change periodically, as with other ordinances and regulations.
- The reason for looking at population is that if we are looking at population for the future, we have roads, water systems, sewer systems, open space, and environmental areas that we need to figure where that growth is going to be located. That population translates into the following infrastructure standards:



- ⇒ Persons per Dwelling Units (DU) = ± 3 persons per DU: ± 1,000 persons ≈ ± 333 DU
SANDAG, February 1999
- ⇒ Average Daily Trips (ADT) = 10 ADT per DU (10 X 1 DU): 1,000 persons ≈ 3,333 ADTs
SANDAG, Traffic Generation Rates, July 1998
- ⇒ Park land per person = 10.5 acres of park land per 1,000 persons: 1 person = 0.0105 acres
Draft GP2020 Steering Committee Standards, September 2000
- ⇒ Water = ± 525 gallons per day per DU: 1,000 persons ≈ 175,000 gallons per day water usage
RBF Consulting, accepted industry standard & used by many agencies in the County
- ⇒ Sewer = ± 280 gallons per day per DU: 1,000 persons ≈ 93,240 gallons per day sewer usage
RBF Consulting, accepted industry standard & used by many agencies in the County

Assuming 3 people per household, a population of 300,000 is approximately equal to 100,000 households that need to be accommodated. If you put those on one acre lots, you'll eat up 100,000 acres of land, ½ acre lots will be 50,000 acres of land, 2 or 4 acre lots will be 200 or 400 acres of land. This also equates to traffic. For every one of those units, it is 10 trips a day per house. We can also predict where we need active recreation, as well as water consumption and sewage discharge.

- Roads will go up in size depending on the amount of traffic that is placed on it, bearing in mind, that no matter where the population is set, a road will still need to be put in to accommodate that traffic. However, if residential development is placed closer to the job center, it decreases the utility runs to sewer, stays away from environmentally sensitive areas, and allow us to determine the road size needs to get traffic in and out. This is what a General Plan Land Use element is supposed to do.
- We need to look at that future population growth and then decide how it is going to fit into the County, taking into account all those constraints, whether they are floodplains, mountains, wetlands, existing road systems, existing sewer systems, or water systems. We need to reconcile how we are going to position that growth.

Questions/Clarifications

- Bowlby asked if 10 ADTs per DU is how many times that household would leave and return to the house. Carmichael replied that it counts the postal service, delivery service, and what it takes to service that house per day. Pryor added that it is an average.
- Chase asked where the Community Plans fit in. Pryor replied that we have them structured as they are almost embodied in the General Plan, which means that the 26 Community Plans need to be internally consistent with the overall principle. All the communities have a plan but they may not have a planning committee and those communities will lack that uniqueness that the Plans provide, like special landscaping or architecture. There are some communities that have citizens' groups that will be able to provide this information.
- Doyle asked where walkable communities come in if you are trying to reduce the number of ADTs. Pryor replied that we need to start setting up more localized networks.
- Messer clarified that this structure, compared to the old structure, is a more hierarchical structure, and the advantage is that we can tailor the Zoning Ordinance to each community. Pryor responded that that is a part of it but that it is also much easier to develop a consistency this way rather than when it is all mixed together. Messer asked whether the Zoning Ordinance will be tailored to each community and if it is going to be by land use types. Pryor replied that the uniqueness of doing this is to define it. You can take "community A" and divide it up into different parts and set different zoning characteristics, even though they both might still be single-family residential. Messer asked how local the decision would be to obtain a zoning amendment or variance. There will be some basic overriding administrative principles, practices, and public hearings that will be the same for everyone, with the same general language. Then you get down to the community and deal with the unique aspects. Messer also mentioned that this may add flexibility where we may not want it. Pryor responded that we do not have to lose that protection because we can still identify at the top where the low densities are to be located so the basic pattern will be solid.
- Chase asked where the parking and park land standards are. Pryor responded that parking standards can be found within the Zoning Ordinance. Park land standards are found above. These standards are flexible enough to allow for a cushion against those broad parameters.
- Tabb asked if there was a ratio of jobs to households. Pryor replied that there are general rules of principles but the only real way to find out, is to do a market study.

Agenda Item III: Map Review –

Presentation by Ivan Holler

- The structure map shown is uncorrected, but has been re-plotted to show public lands in a different color. The overlay shown is being used as a presentation overlay of the distribution. The distribution was a synthesis type of solution where staff utilized sound planning principles, concepts, guiding principles from this committee, and input from the communities, as well as, met with representatives from the development and environmental communities and those property owners who wanted input into the map. The overlay was put together to illustrate a land use distribution pattern as they relate to the concepts.
- The heavy line denotes the core or core support. This map has both increases and decreases in proposed areas. The overlay underneath is a detailed land use distribution drawn in pencil. Staff used the CWA to give a paradigm of west and east but not as an absolute boundary. Via the heavy black lines, staff was able to delineate areas that can be called a municipal services line – full services or services being planned for those areas, which allowed staff to increase densities by

allocating sewer in those areas only. The thinner black line is a combination of semi-rural areas, which can be considered as buffers for communities. The green dots are representative of potential transit node locations, which are more noticeable in urbanized areas. These locations are directly from Alan Hoffman's input.

Clarification

- Bowlby asked what the scale was. Barling clarified that it is one inch to one mile.
- Pryde asked if the next step will be to put colors on the map and color codes that will correspond. Holler responded that once it is digitized, it will be more representative of densities.
- Whalen suggested having more time to look at the map more leisurely. Scarborough replied that the committee can give the "go ahead" to start digitizing or potentially have that session.
- Silver asked about staff's timeline of how to proceed, specifically the timeline for making changes to the structure map and defining of ranges before digitizing. Holler replied that staff would like to get started as soon as possible in order to have a distribution map back by the first of February. Silver agreed that the committee needs to go over the map in detail with staff and suggested turning the January 22nd meeting into that day or attempt to schedule a session sooner.
- Doyle asked if the overlay took into account the environmental parameters and restrictions. Pryor replied that it did and that staff has the inventory but there is no overlay as staff was looking for areas where growth should be avoided.
- Doyle stated that he preferred to have a non-interest focused meeting to look at the map in detail because he would like to participate with a group with a different focus and that no one should solely be identified as an environmentalist or developer.
- Bowlby stated that he would like to have a draft to bring back to the Sierra Club. Piro asked if it was possible to have the map reproduced on 11X17 and have it sent to the committee. Pryor responded that it is not possible because a prior map was misconstrued when it had gone out in this fashion before. He stated that staff will be made available if anyone wants to come look at the map.
- Johnson asked about how much more education can the committee get other than dwelling units per acre. Pryor responded with none.
- Messer suggested that a meeting be set for Monday, January 14th at 2:00 pm.

Comments

- Piro stated that the range of 2 du/ac to 7.3 du/ac in Buena Vista does not approach a transit village. He stated that he would like to see a transit village designation considered to look at higher densities on these areas. He added that he would like staff to look at Deer Springs and Mountain Meadow as a transit village.
- Bowlby commented on the size of the village core and core support area in Ramona, stating that a three-mile square is an enormous area for such a high density. Scarborough replied that the heavy line delineates services and the dotted line within the heavy line shows the high density.
- Bowlby feels that Pauma Valley is one of those areas that should have the same rural category that we have on the east side of the CWA. Instead it has vast areas of 1 du/10, 20, and 40 acres. He feels there is too high of a density placed there and the area needs to be reconsidered because there are a lot of resources and agricultural.
- Adams asked to see a map of the existing General Plan at this scale for comparison.
- Pryde asked staff to update the public lands due to recent land conversions. Holler replied that staff was in the process of updating base inventory.
- Gendron asked about the black line around Alpine that appears to extend outside of the Country Town boundary because it has no sewer and limitations on lot sizes. Holler replied that the line delineates also where it may be appropriate in the future so the line indicates where services are or where it can be and stops it.
- Gendron commented on the lack of residential in Tecate, which she feels is not "Smart Growth."
- Higgins asked what the black line is excluding and including. Pryor replied that staff was trying to create a municipal service area, that could be water and sewer, in which they may not have today. Outside of the line may not have full services provided as it may not be cost effective. Higgins clarified that property outside of the line may have partial services and those within the line, may have full services. Pryor replied that those within are municipal, which means there are roads designed for higher densities and water and sewer may or will be available.

- Tabb asked if there was anything saying that you cannot get sewer service if you were on the edge of the black line. Pryor replied that it will if it is in the General Plan, basically because we are trying to look at this growth but still maintain a balance between the infrastructure and the population density. Tabb asked if this directly contradicts the concept of clustering. Pryor explained that there are ways to deal with this. One of the things we need to deal with is to not block off that opportunity but we do not want to get in a situation where you have sewer but you want to extend sewer to up the density. Carmichael added that it is dependent upon how you write your policies. Pryor added that for the most part, the lines will reflect where the municipal services may be.

Agenda Item IV: Process –

- Scarborough clarified that there would be separate meetings prior to the next committee meeting, which the committee will then reconvene on January 22nd.
- A Steering Committee meeting is scheduled for this Saturday, January 12th. There is a status report at the Board of Supervisors on Wednesday, January 16th. On January 22nd, we will be discussing the Interest Group perspective in detail.
- The February 5th agenda item will be Goals & Policies so the staff recommendations will be given out at the next meeting (Jan. 22nd) in order to provide the two weeks advance notice.

Agenda Item V: Public Comments –

- Dave Shibley asked about property owners' input and whether they will be able to give their input on the 22nd. Pryor re-affirmed that property owners will be able to give their input. Shibley also stated that North County should be taking a substantial increase in density to support mass transit. He asked if the idea is to preserve the backcountry and we're not meeting it, then how is the TDR program going to work.
- Kevin Bernard stated that he supports this type of activity and the discussion. Agrees with Doyle that the group should not divide themselves.
- Tom Cerruti would like staff to reconsider Pauma Valley so that it reflects more of an agricultural/rural area.
- Mike Thometz asked how members of the public would be able to look at the map in detail with staff. Scarborough stated that members of the public can create their own groups and meet with staff. Holler stated that appointments can be made with LeAnn Carmichael, Tim Popejoy, or himself.